



**Tillamook Urban Renewal Agency
210 Laurel Avenue
Tillamook, Oregon 97141**

Phone: 503-842-2472

Fax: 503-842-3445

**TURA Regular Public Meeting Notice and Agenda
April 10, 2013 - 5:30 PM
Tillamook City Hall – 210 Laurel Avenue – Tillamook Oregon 97141**

CALL TO ORDER AND ROLL CALL

APPROVAL OF MINUTES: March 13, 2013

APPROVAL OF BILLS: \$10,640.82

FINANCIAL REPORT: February 28, 2013

PUBLIC NON-AGENDA ITEMS : Public Concerns/Comments (5 minute limitation).

PENDING BUSINESS : None

NEW BUSINESS:

1. Todd Bouchard - Obb Partners U LLC - 1906 1st Street
2. Hoquarton Historical And Interpretive Center Application
3. Streetscapes Committee - Urban Designer Terra Wilcoxson will discuss the 2nd Street Pilot Project and ODOT Project
4. Future Planning for Application Deadline, Budget, Projects, & Priorities
5. TLC Credit Union Loan

COMMITTEE REPORTS AND PROJECT UPDATES:

1. Pelican Brewing Company - Verbal Report, Debbi Reeves
2. Kathy Sunseri - Dutch Mill Restaurant - Verbal Report, Debbi Reeves

CORRESPONDENCE/INFORMATION:

1. Copy of the Application Moratorium Notice

CONCERNS OF THE BOARD/NON- AGENDA ITEMS:

MEETING SCHEDULE:

1. Regular TURA Board Meeting - May 8, 2013
2. Budget Committee April 23 and/or April 30, 2013

Executive Session - ORS 192.660 (2)(e) Real Property Transaction and ORS 192.660 (2)(e) Legal Counsel

ADJOURNMENT

This is a public meeting per ORS Chapter 192. The Board reserves the right to adjourn into Executive Session per ORS 192.660. The meeting location is accessible to persons with disabilities. Please contact the office of the City Manager of Tillamook at 503-842-2472 should special accommodations be required for citizens with visual or hearing impairment. Persons with hearing impairments may contact the Oregon Relay Service at 1-800-648-3458 (TDD) OR 1-800-648-4442 (VOICE)

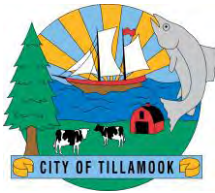
Posted April 8, 2013

Tillamook Fire District * Tillamook City Hall * Tillamook County Library *Tillamook County Court House

Tillamook Urban Renewal Agency - 210 Laurel Avenue - Tillamook, OR 97141

Board Chair Carolyn Decker, Vice Chair Dave Schrom, Alene Allen, Ruth LaFrance,
Aaron Zimmerman, Cheryl Davy, Steve Forster

TURA Administrator: Paul Wyntergreen, Executive Assistant: Debbi Reeves



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**Regular Board Meeting
Wednesday – March 13, 2013 - 5:30 P.M.**

Board Members Present:

Carolyn Decker
Alene Allen
Dave Schrom
Steve Forster
Cheryl Davy
Aaron Zimmerman
Ruth LaFrance

Staff Present:

TURA Administrator Paul Wyntergreen
Executive Assistant Debbi Reeves

Guests/Public:

Charles Wooldridge, Carol Brown, Tilda Jones, Jan Stewart

HANDOUTS PRIOR TO THE MEETING:

- (1) Determination of Policy Memo from Paul Wyntergreen
- (2) Proposal and Justification Committee Recommendation – TAPA Building
- (3) Projection Explanations

Call to Order and Roll Call:

Chairman Decker called the meeting to order at 5:30 P.M. **D. Reeves** did the roll call of the board and all board members were present.

Chair Decker announced she would like to add two items to the agenda.

- **S. Forster** made a motion to change the agenda to add two things, the TAPA application recommendation by the Proposal & Justification Committee and an Executive Session. He explained the addition of the Proposal and Justification Committee recommendation regarding the TAPA application should be added to the agenda under Committee Reports and Project Updates and an Executive Session after Concerns of the Board. The Executive Session will be held under ORS 192.660 (2)(e) Real Property Transactions and ORS 192.660 (2)(h) Legal Counsel. **C. Davy** seconded the motion. There was clarification as to where the items would be added to the agenda. With no further discussion the vote was called for and ayes were received by all board members. The motion passed unanimously.

Tillamook Urban Renewal Agency - 210 Laurel Avenue – Tillamook OR 97141

Chair Carolyn Decker, Vice Chair Dave Schrom, Alene Allen, Ruth LaFrance,
Aaron Zimmerman, Cheryl Davy, Steve Forster
TURA Administrator Paul Wyntergreen, Executive Assistant Debbi Reeves

Approval of the Minutes:

Chairman Decker asked for approval of the minutes from the regular board meeting on February 12, 2013 and the Work Shop Meeting of February 27, 2013 if there were no changes or corrections.

- **S. Forster made a motion to approve the minutes of both the February 12th and February 27th meetings as presented. A. Allen seconded the motion. Ayes were received by all board members and the motion passed unanimously.**

Approval of Bills:

Chair Decker asked for board approval of the bills in the amount of \$2,344.50 if there were no questions.

- **D. Schrom made a motion to pay the bills in the amount of \$2,344.50 (check #715 - 718). A. Allen seconded the motion. The vote was called for and ayes were received by all board members. The motion passed unanimously.**

Carol Brown from TLC Credit Union asked the board if she could get updated signature cards completed for the accounts at TLC. She commented she tried to get to the meeting before it began but was unable to make it earlier. **Chair Decker** asked her to come forward to take care of this.

Financial Report:

The financial report for January 31, 2013 was included in the packet. **S. Forster** asked if the percentage of the year could be added to the report. **D. Reeves** will ask the accountant to add this to the report. The Board accepted the January financial report as presented.

Public Non-Agenda Items:

Chair Decker asked if anyone in the audience would like to speak on non-agenda items. There was none.

New Business: None**Pending Business:****1) Hoquarton House:**

Charles Wooldridge - 5620 A Street, Bay City OR 97107 approached the Board and spoke about the Hoquarton House project. He explained what they need to do, what the future plans are, and the history of the house. At this time they are not submitting an application but will be doing so in the near future. There was discussion about the location where the house will be moved to, the wetlands area, and sea level. There were questions about parking, water and sewer lines, the interior design, and usage of the house as a museum and interpretive center for the Hoquarton Interpretive Park. **Mr. Wooldridge** went over the design plans submitted in the Board packet. There was discussion about the timeframe for the 3 phases of the project. **Mr. Wooldridge** noted that at this time he is looking for answers and whether or not the TURA Board would be willing to make a commitment. The Board consensus is that this is a wonderful and exciting project that TURA is definitely interested in participating in.

2) **Financial Updates:**

City Manager Paul Wyntergreen presented the issues that had been discussed at the financial workshop that had been held in February and commented on the Board memo included in the packet which addresses the main issues discussed at that workshop. There was Board discussion about the budget. **P. Wyntergreen** noted there was a handout prior to the meeting with updated spreadsheets and explanations.

Committee Reports and Project Updates:

1) **TAPA Façade Application:**

Proposal & Justification Committee Chairman **Dave Schrom** spoke about the committee recommendation handed out to the board prior to the meeting. He explained the building project plans to the Board. HE noted at this time the committee is recommending the application be denied because they do not feel the project falls into the goals and objectives of TURA. The board discussed the project, the amount of funds requested, the cost of the project, the condition of the building, and the area of the building being repaired.

➤ **D. Schrom made a motion that because the repairs proposed by the Tillamook Association for the Performing Arts (TAPA) for the Barn Community Playhouse do not meet the Objective of Urban Renewal Goal Five and do not meet the purposes of the Façade Grant Program, that TURA reject the TAPA suplication for grant funds dated February 19, 2013. The motion was seconded by A. Allen. The vote to reject the application was called for and ayes were received by all board members. The motion passed unanimously.**

D. Reeves was instructed to draft a letter for board review prior to sending to the applicant.

2) **Streetscapes Committee Report:**

R. LaFrance reported on the Streetscapes meeting held on March 12, 2013. She explained the committee was working on the Phase I costs and that Phase II is the sidewalks costs. She showed the Board the brick pattern chosen by the committee. There was discussion about costs, different materials, and durability. Banners and informational signs were also discussed. There was discussion about Urban Designer **Terra Wilcoxson's** contract with RARE. The upcoming ODOT Intersection Project was discussed and **P. Wyntergreen** commented on the timeline for that project.

3) **Todd Bouchard dba Obb Partners U Design Application:**

Proposal and Justification Committee Chairman **D. Schrom** commented on the application from **Todd Bouchard** and how the process will go. He noted at this time **Mr. Bouchard** has only submitted an application for Design Assistance but most likely will be submitting an application for assistance in renovation to the building. This was discussed. **S. Forster** asked how the Board will be able to look at new applications with the issue of funds being low at this time. There was discussion about the current finances and the scoring of applications. **P. Wyntergreen** noted the Board should formalize with a motion if they decide to place applications on hold.

➤ **R. LaFrance made a motion to put all new applications for grants and loans on hold until TURA can put a new process in place. A. Allen seconded the motion. A. Zimmerman asked for friendly amendment to the motion to add that the applications will be on hold while the Board discusses a new process. R. LaFrance accepted the friendly amendment. A. Allen also accepted the friendly amendment. After a brief clarification of the motion Chair Decker called for the vote. Ayes were received by all Board members present and the motion carried unanimously.**

D. Reeves asked when the application process discussion would take place and **P. Wyntergreen** commented there had been discussion about doing this during the upcoming budget process.

➤ **A. Zimmerman made a motion for staff to put on the TURA website, a list of past projects and the reason for putting application on hold at this time. A. Allen seconded the motion. The vote was called for and ayes were received by all board members. The motion passed unanimously.**

D. Reeves will draft up an announcement for the website for the Board to review prior to posting.

4) Sunseri's Dutch Mill Façade Application:

D. Reeves reported that the Sunseri project was still on hold while the applicant locates a contractor that could bid on the repairs to the building. There was discussion about the project and that an applicant has 1 year to complete a project. **D. Reeves** will send a letter to **Kathy Sunseri** reminding her of the deadline.

Correspondence/Information: NONE

Concerns of the Board and Non-Agenda Items:

A. Allen reported on what is happening with the Kephart Floor Covering and business. Both the inventory and the building have been sold.

P. Wyntergreen explained the City is revising the monthly parking rental and the TURA 1st Street Parking Lot will no longer have rental parking and will become all Public Parking. He explained why the City has decided to do this and that only 2 rented parking spaces are affected.

Executive Session:

Chairman Decker announced the TURA Board will go into Executive Session pursuant to ORS 192.660 (2)(e) Real Property Transactions and ORS 192.660 (2)(h) Legal Counsel. She read the disclosure statement. The regular meeting was adjourned into Executive Session at 7:00 P.M.

Chairman Decker reconvened the regular meeting at 7:30 P.M.

Meeting Schedule:

The next regular board meeting will be held on April 10, 2013.

Adjournment:

With no further business **Chairman Decker** adjourned the meeting at 7:30 P.M.

Carolyn Decker - TURA Chairman

Prepared by:

Debbi Reeves
Executive Assistant

12:50 PM
April 8, 2013
Cash Basis

Tillamook Urban Renewal Agency
Monthly Check Report
April 10, 2013

Date	Num	Name	Memo	Paid Amount
Apr 10, 13				
4/10/2013	719	City of Tillamook	Admin 3rd Quarter & Office Supplies	-9,890.82
4/10/2013	720	Bryan P. Fitzsimmons CPA	62142 Feb Financial Stmt	-750.00
Apr 10, 13				<u>-10,640.82</u>

Tillamook Urban Renewal Agency
General Fund
Statement of Cash Receipts, Disbursements and Balance
with Annual Budget to Actual Comparisons
For the Eight Months Ended February 28, 2013

	Month of Feb 2013	Fiscal Year to Date (67%)	Annual Budget	Over (Under) Budget	% of Budget
Resources & Receipts:					
40001 • Beginning Fund Balance - 7/1/2012	-	229,541.04	248,642.00	(19,100.96)	92.32%
45037 • Transfer in From TIF	-	50,000.00	80,655.00	(30,655.00)	61.99%
27200 • Long Term Loan Repymt Income	1,000.00	8,000.00	13,300.00	(5,300.00)	60.15%
45031 • Interest Earned	16.36	193.84	500.00	(306.16)	38.77%
45035 • Late Charges & Fees	-	-	1,500.00	(1,500.00)	0.0%
45036 • Deposit Refund	-	-	226,000.00	(226,000.00)	0.0%
Total Resources & Receipts	1,016.36	287,734.88	570,597.00	(282,862.12)	50.43%
Disbursements:					
Materials and Services:					
62100 • CONTRACT SERVICES					
62110 • IGA Services (City Tillamook)	9,320.14	34,676.31	40,055.00	(5,378.69)	86.57%
62140 • Legal Services	1,110.00	6,420.00	10,000.00	(3,580.00)	64.2%
62141 • Consulting Fees	-	80.00	5,000.00	(4,920.00)	1.6%
62142 • Financial/Audit Service	3,520.00	11,590.00	15,000.00	(3,410.00)	77.27%
62143 • Engineer/Archi Services	-	600.00	2,500.00	(1,900.00)	24.0%
62144 • Design/Enviro Studies	-	-	2,500.00	(2,500.00)	0.0%
62145 • Internet Web Services	102.00	347.20	500.00	(152.80)	69.44%
62146 • Appraisals Inspections	-	-	200.00	(200.00)	0.0%
Total 62100 • CONTRACT SERVICES	14,052.14	53,713.51	75,755.00	(22,041.49)	70.9%
65000 • OPERATIONS					
65005 • Legal/Advertise/Publica	399.00	501.90	1,500.00	(998.10)	33.46%
65010 • Insurance	-	573.00	-	573.00	100.0%
65020 • Postage	-	-	200.00	(200.00)	0.0%
65040 • Office Supplies	11.16	1,103.73	1,000.00	103.73	110.37%
65110 • Bank Fees	16.06	106.41	500.00	(393.59)	21.28%
65140 • Loan Service Fees	-	800.00	1,000.00	(200.00)	80.0%
Total 65000 • OPERATIONS	426.22	3,085.04	4,200.00	(1,114.96)	73.45%
68300 • TRAVEL AND MEETINGS					
68310 • Agency Comm Meet Exp	-	265.93	500.00	(234.07)	53.19%
68330 • Conference Education	-	-	200.00	(200.00)	0.0%
Total 68300 • TRAVEL AND MEETINGS	-	265.93	700.00	(434.07)	37.99%
Total Materials and Services	14,478.36	57,064.48	80,655.00	(23,590.52)	70.75%

**Tillamook Urban Renewal Agency
General Fund
Statement of Cash Receipts, Disbursements and Balance
with Annual Budget to Actual Comparisons
For the Eight Months Ended February 28, 2013**

	Month of Feb 2013	Fiscal Year to Date (67%)	Annual Budget	Over (Under) Budget	% of Budget
70000 - CAPITAL OUTLAY					
70070 - Facade Loan Grant	-	23,910.35	50,000.00	(26,089.65)	47.82%
70100 - Streetscape Beautification	-	-	50,000.00	(50,000.00)	0.0%
70107 - Reserved Agency Project	-	45,156.25	344,942.00	(299,785.75)	13.09%
70110 - Playground Equipment	-	-	5,000.00	(5,000.00)	0.0%
Total 70000 - CAPITAL OUTLAY	-	69,066.60	449,942.00	(380,875.40)	15.35%
Total Disbursements	14,478.36	126,131.08	530,597.00	(404,465.92)	23.77%
Net Change/Ending Fund Balance	(13,462.00)	161,603.80	40,000.00		
Components of Fund Balance:					
Cash held in Bank of Astoria account		\$ 202,026.97			
Cash held in TLC account		34,898.55			
Cash held in US Bank account		8,957.67			
Cash held in LGIP #3702		4,756.87			
Due To Tax Increment Fund		(89,036.26)			
		<u>\$ 161,603.80</u>			

**Tillamook Urban Renewal Agency
Tax Increment Fund
Statement of Cash Receipts, Disbursements and Balance
with Annual Budget to Actual Comparisons
For the Eight Months Ended February 28, 2013**

	Month of Feb 2013	Fiscal Year to Date (67%)	Annual Budget	Over (Under) Budget	% of Budget
Resources and Receipts:					
80001 • Beginning Fund Balance - 7/1/2012	-	165,249.15	130,000.00	35,249.15	127.12%
83690 • Interest Earned - TIF	103.64	674.35	500.00	174.35	134.87%
83680 • Prior Years' Taxes Received	462.81	9,994.66	9,000.00	994.66	111.05%
83677 • LGIP 3677 Tax Revenues Received	1,896.90	209,712.39	231,000.00	(21,287.61)	90.79%
Total Resources and Receipts	2,463.35	385,630.55	370,500.00	15,130.55	104.08%
Disbursements:					
86000 • Loan Repayments	-	-	170,000.00	(170,000.00)	0.0%
87010 • Transfer Out to GF	-	50,000.00	80,655.00	(30,655.00)	61.99%
87000 • Other Disbursements					
85110 • Bank Fees - TIF	10.35	84.02	1,500.00	(1,415.98)	5.6%
Total 87000 • Other Disbursements	10.35	84.02	1,500.00	(1,415.98)	5.6%
Total Disbursements	10.35	50,084.02	252,155.00	(202,070.98)	19.86%
89000 • Reserve for Future Debt Svc	2,453.00	335,546.53	118,345.00		
Components of Fund Balance:					
Cash held in LGIP #3677		\$ 246,510.27			
Due From General Fund		89,036.26			
		<u>\$ 335,546.53</u>			
Loan Balances:					
Columbia State Bank		\$ 1,500,000.00			
		<u>\$ 1,500,000.00</u>			

Tillamook Urban Renewal Agency Grant-Loan Program Application

Date of Submission April 1, 2013

1) Applicant

Name: Charles Wooldridge for: Hoquarton Historical and Interpretive Center Committee

Mailing Address: PO Box 3532 Bay City Oregon 97107

Phone: 503 377 9624

Cell Phone: 503 842 7013

Email address: seahux@pacifier.com

2) Business or Property Needing Improvement

Business Name or Description: Hoquarton House

Property Address: 2210 1st Street Tillamook Oregon 97141

Owner's Name: Tillamook County

Owner's Address: Tillamook County Courthouse 201 Laurel Avenue, Tillamook Oregon 97141

Owner or Business Phone: 503 842 3403

3) Brief Description of Renovation Project and Costs

See Attached Narrative

Please complete the Project Budget below:

Expenses	Amount
Permits, Zoning Fees, Building Moving	\$15,000
Architect	\$3,000
Sewer, Water, Electrical Reconnect	\$8,000
Admin	\$5,000
Foundation	\$30,500
Phase II building renovation, basement, painting, roofing, electrical, etc.	\$37,000
Lease Value of Property	\$82,000
Total Expense of Project	\$180,500

Project Funding Sources	Amount
Amount of TURA Loan Request	0
Amount of TURA Grant Request	\$50,000
Owner Contribution: In-kind donation for land and house from County	\$82,000
Norris Fund	\$3,000
Donation of Labor, Materials, Management	\$15,000
Community, Businesses, Individual Donations	\$14,500
Other Grants, Rebates	\$17,000
Total Cost of Project	\$180,500

Where did your estimated costs come from? Bids, consultations with contractors, architects etc.

4) If applicant is not the owner of the subject property, does applicant:

Rent or Lease Lease Expires: Letter describing lease situation included

5) To be included with application

- ☐ Evidence of Ownership
- ☒ Property Owner Consent Form
- ☒ Plot Plan
- ☒ Preliminary Design Drawings (rough design showing approximate improvements)
- ☒ Cost Estimate from Licensed Contractor
- ☐ Copy of Lease (if applicable)

6) Certification by Applicant

The applicant certifies that all information in this application, and all information furnished in support of this application, is true and complete to the best of the applicant's knowledge.

If the applicant is not the owner of the property to be renovated, or if the applicable business is a partnership corporation, etc. rather than an individual, the applicant certifies that he/she has the authority to sign and enter into an agreement to perform the renovation work on the property.

 4/1/13
Applicant's Signature Date

Applicant's Signature Date

Return Completed Application to:
Tillamook Urban Renewal Agency
210 Laurel Ave
Tillamook, OR 97141



The Hoquarton Historical and Interpretive Center Committee

Chairman: Charles Wooldridge 503 842 7013

Grant Narrative for Tillamook Urban Renewal Agency (TURA)

April 1, 2013

Introduction and Background

Ten years ago, a consortium of local and national organizations including the Tillamook Estuaries Project, the City of Tillamook, the National Parks Service, the Oregon Arts Commission and Bay City Arts Center came together to initiate the Hoquarton Trail Project. Visiting artists associated with the National Parks Grant Program “Art and Community Spaces” identified the adjacent historic Carlich House (now known as *Hoquarton House*) as a prime place to meet and develop the expanding vision. The house is owned by the County, and for the past decade, Tillamook County Commissioners have officially allowed and supported the use of the house as a keystone of the Hoquarton Trail Project through a continuing memorandum of agreement with the city. Because of ODOT’s proposed Highway 101 and Highway 6 interchange project, it is necessary to set the house back for city public parking requirements. The time is therefore upon us to realize the vision and complete the dream of a gateway cultural center and waterfront park for the city of Tillamook.

Brief History

The Hoquarton area was formerly a vibrant and central settlement for the native tribes. As pioneers settled, the Hoquarton became a central industrial area focused around a lumber mill that served as a major economic hub. After the mill closed, the area became weed choked, trash strewn and neglected for many decades. Starting around 2003, the singular historical value of the Hoquarton Slough was identified, and restoration efforts by volunteers, school children, history buffs, multiple partners and multiple funders continued throughout the past decade. There is now a beautiful waterfront park and interpretive trail, and plans for a bridge system across the slough leading to the adjacent natural acres are underway.

As the successful vision of the Hoquarton Trail continued to develop, the adjacent county-owned *Hoquarton House* has served as a natural nucleus for visioning, meetings and exhibits. This historic house from the turn of the century has been recognized from the beginning as a key element in the expanding, evolving dream of a beautiful gateway cultural and interpretive center augmenting the waterfront park and trail.

In 2006 the Tillamook County Pioneer Museum encouraged the Hoquarton Park Committee to create an historical exhibit displaying and celebrating the history of the slough through a plethora of visual and written materials. This exhibit is still remembered and valued by local historians as an interesting and important display of never before seen photos and documents. The HHIC will provide a permanent home for this existing exhibit with the addition of other historical elements that help to describe the development of the city of Tillamook.

Our Proposal for TURA

This is a request for TURA to embrace this project as a “TURA Special Program” with an overall financial commitment of \$50,000, with an immediate contribution of \$25,000 towards Phase I expenses, and an additional \$25,000 commitment for the subsequent Phase II activities to be secured upon completion of

Phase I. While it is understood that TURA's financial commitments are presently limited, the future promise of support from TURA will be very important to the life of this project and the broader fundraising efforts.

Synthesis of TURA Goals and Hoquarton Project Goals

The following goals of TURA are directly supported by the *Hoquarton Historical and Interpretative Center Project*.

- **Goal 1: To promote private development to increase the City's economic base.**
 - The transformation of the county property now known as the Hoquarton House into the *Hoquarton Historical and Interpretative Center* (HHIC) would not only set an example for high standards of renewal of an old building, it would celebrate the benefits of repurposing an older building into an economically viable, compelling attraction for the city of Tillamook.
 - The center's prime location at the gateway to Tillamook is perfectly situated to:
 1. Entice travelers to stop and be informed of the city's rich past,
 2. Provide information to lure visitors to enjoy the city for a longer or future stay,
 3. Help advertise local cultural, business and natural resources
 4. Guide eco-tourists to the trails that allow for an extended view of the Hoquarton Park and history.
- **Goal 2: Improve and retain existing profitable businesses**
 - The HHIC will serve as a colorful new concept supporting the city's comprehensive and town center plans. It will serve as an alternative example for renewing old structures and repurposing them into viable businesses and enterprises.
 - By slowing down and being drawn into the parking area, HHIC visitors will stop, see the town and be encouraged to take advantage of all that local Tillamook businesses have to offer.
- **Goal 3: Provide efficient safe and effective streets, streetscapes and open spaces.**
 - With the refurbishing of the house, beautification of the grounds, lighting, and formal groomed transition to the park, the HHIC will serve as a safe, well-traveled resource for families and the general public.
- **Goal 4: Maintain remodel and construct public parks and open spaces, public facilities and public safety facilities to maintain and enhance safety in the renewal area and increase public utilization of the renewal area.**
 - The presence of the renewed and repurposed pre-turn of the century building into a museum and interpretative center with attractive and interesting grounds will enhance the parking facilities in the core of the town.
- **Goal 5: Upgrade and repair existing building within the renewal area.**
 - Not only will the house be painted to reveal its Victorian structure, it will be improved to serve as an example of refurbishing an old building to be energy efficient, upgraded and sound while increasing its purpose beyond its aesthetic and historical value. It will provide access to persons with disabilities.
 - As a tourism gateway, the HHIC will make a large contribution towards the critical mass of targeted, potential historical and cultural tourism. The premier location will augment and

- parallel the efforts of other civic organizations, such as the Chamber of Commerce, to provide information for travelers, including where to stay, what to do, and why to return.
 - Visitors will experience the rich history of the Hoquarton through historical imagery, writings and artifacts.
 - Not only will the historical information provide unique and surprising information about pioneer society, it will be linked to the interpretative possibilities of the slough itself and its restoration.
 - In addition, through the new science lab, there will be opportunities for scientific education through the observation, data gathering and analysis of the slough environment. These place-based learning experiences will provide excellent, enhanced classroom curriculum for local and visiting students of all ages.
- **Goal 6: Provide new housing units that collectively reflect a diversity of housing types, occupancy and income levels in the city.**
 - Although the HHIC will not provide “housing”, it will provide an alternative meeting and classroom space option for local organizations to meet and conduct business and community events. Collectively, the organizations utilizing the repurposed space will reflect the diversity present in the city.

Four Phase Plan

- **Phase One**
 - Relocate the house 70 feet back onto a new foundation (Relocation is required due to ODOT highway expansion plans and subsequent public parking issues.)
 - Reconnect with utilities
- **Phase Two**
 - Building improvements and modifications
 - Roof, paint, insulation heating system, window repair, stairway modifications, basement (science lab) completion
- **Phase Three**
 - Installation of historical displays including photographs,
 - Creating grounds, initiating demonstration gardens
- **Phase One through Four**
 - Envisioning, initiating and establishing a comprehensive business plan for ongoing programs and sustainable revenues for upkeep, management, volunteer coordination, and staffing

Fundraising Plan

Bay City Arts Center’s Board of Directors has agreed to provide HHIC with an immediate umbrella for non-profit 501(c)(3) status.

Fundraising for the above phases will be generated through community partners, private business, public agency and individual support in the form of grants (including the TURA grant), matching funds and in-kind donations. Funds raised and pledged to date are \$9,000 with additional requests pending. Likely Phase II foundations for request include: Ford Family Foundation, Siletz Tribal Charitable Contribution Fund, The Heritage Grant Program (Oregon State), The Meyer Memorial Trust, Kinsman Foundation, Oregon Community Foundation, Spirit Mountain Community Fund.



TILLAMOOK COUNTY HISTORICAL SOCIETY

P.O. BOX 123, TILLAMOOK, OR 97141 WWW.TCPM.ORG/TCHS.HTM

February 20, 2013

To: Whom It May Concern:

The Tillamook County Historical Society has been talking with Charles Wooldridge about the exciting possibilities of the future for the Hoquarton House (formerly known as the Carlich House). The Society meets monthly in this old house and does support the idea of moving it back on the property and in the future using it for educational purposes.

Although built in the later 1890s, this building has been deemed able to withstand a move on the current property, a move that would put it 70 feet closer to the Hoquarton Slough, providing parking spaces in the front. The plan is to remodel the house to provide learning areas for school children, whether for plays re-enacting history or science areas to discover the many ways Hoquarton Slough adds to the livability of the community.

Being so close to the Hoquarton Interpretive Trail, as well as the Sue H. Elmore Park, there are many opportunities for *place-based education areas*, studying the history of wetlands, of commerce up and down the Slough in years past, the wildlife, the nascent logging industries and mills, the building of the town.

To quote a National Park Service publication:

"The Place-based Education Evaluation Collaborative has instituted individual and crossprogram evaluations of ten place-based education programs representing more than 100 schools (rural, suburban, and urban) covering twelve states. the findings are clear: place-based education fosters students' connection to place and creates vibrant partnerships between schools and communities. It boosts student achievement and improves environmental, social, and economic vitality. In short, place-based education helps students learn to take care of the world by understanding where they live and taking action in their own backyards and communities."

(Place-based Education Evaluation Collaborative, 2010. *#e Benefits of Place-based Education: A Report from the Place-based Education Evaluation Collaborative (Second Edition)*. Retrieved 2/19/2013 from <http://tinyurl.com/PEECBrochure>.)

The local Food Roots organization is interested in holding classes in this historic building as well.

The Historical Society has also embarked on research about what it would take to create an historic downtown Tillamook area. The Hoquarton House would certainly be an important part of such an endeavor, creating not only a learning area, but a tourist draw as well for the history and beauty of the community.

We hope you consider supporting this project.

Thank you,

Karen Hirte, President, Tillamook County Historical Society

Property Owner Consent Form:

I, Paul Levesque ("Property Owner"), certify that I own the property located at 2210 First Street ("Address") in Tillamook, Oregon and that I have reviewed the application by Paul Levesque ("Applicant") for participation in the Tillamook Urban Renewal Agency's Façade Grant Program. I understand that the proposal includes the following changes and/or enhancements to my building:

Relocation to the rear of the property and remodeling.

I fully support this application and further certify that the Applicant holds a valid lease for _____ months, expiring on _____.

Signature of Property Owner


Paul Levesque

Printed Name of Property Owner

201 Laurel Avenue, Tillamook OR 97141

Mailing Address of Property Owner

503-842-1809

Telephone Number of Property Owner

March 27, 2013

Date

Return to:

City of Tillamook
Tillamook Urban Renewal Agency
210 Laurel Avenue
Tillamook, OR 97141
503-842-2472

Clarification about a lease with Tillamook County.

When the County Commissioners discussed the signing of the property owner consent form they also agreed that a future lease would tend to look like a long term agreement, such as exists with the Tillamook County Pioneer Museum.

Bid for moving Hoquarton House North on same tax lot

Dear Customer :

Please review the attached estimate. Feel free to contact us if you have any questions.

We look forward to working with you.

Sincerely,

BERGEMAN CONSTRUCTION

Phone: 503-861-0411 Fax: 503-861-0415 www.bergemanconstruction.net

BERGEMAN CONSTRUCTION

PO Box 1070
Astoria, OR 97103

Estimate

DATE	ESTIMATE NO.
9/20/2011	1727

NAME / ADDRESS

P.O. NO.	PROJECT
	onsite

ITEM	DESCRIPTION	TOTAL
hauling&usage	Hauling in of I-beams and usage of beams to support entire structure	3,500.00T
Placement	Placement of cribbing and shoring and beams	2,500.00T
Raising	Actual lift of the structure	2,000.00T
Move	Structure moving	3,500.00T
Building set	Set of structure and removal of beams move out	2,000.00T
	Out-of-state sale, exempt from sales tax	0.00
Subtotal		\$13,500.00
TOTAL		\$13,500.00

Phone #	Fax #	E-mail	Web Site
503-791-1974	503-861-0415	bergemanconst@qwestoffice.net	www.bergemanconstruction.net

Charlie:

Here is the preliminary sketch of the foundation of the house. It is based on the apparent soil conditions in the area we walked. So, if there are any anomalies, it could be different, ie piles if it proves to be unsuitable soil. That seems doubtful, but I am just giving you a heads up.

The rough cost including site preparation would be between \$25,000 and \$30,000 which would include attaching it to the house with the anchor bolts and sill plate. This is a rough order of magnitude cost and should be confirmed by a local contractor. I am assuming the chimney foundation can be incorporated into this if you elect to keep the chimney. It would be roughly the size of the base of the chimney plus 1' all the way around, ie 2' total in both directions. It would be 18" thick and would probably add \$2000 to \$3000 to the cost. They should be able to give you a rough idea based on the sketch.

The engineering fee would be around \$3000 to \$4000 for permit ready calculations and drawings. That is a full price fee. Ideally it would be good if I could get a full fee, but I would be willing to discount it by 25% if there are similar in kind donations from the other contractors involved. The fee could be reduced further based on funding and local support.

Let me know if you have questions.

Thanks,
Andy



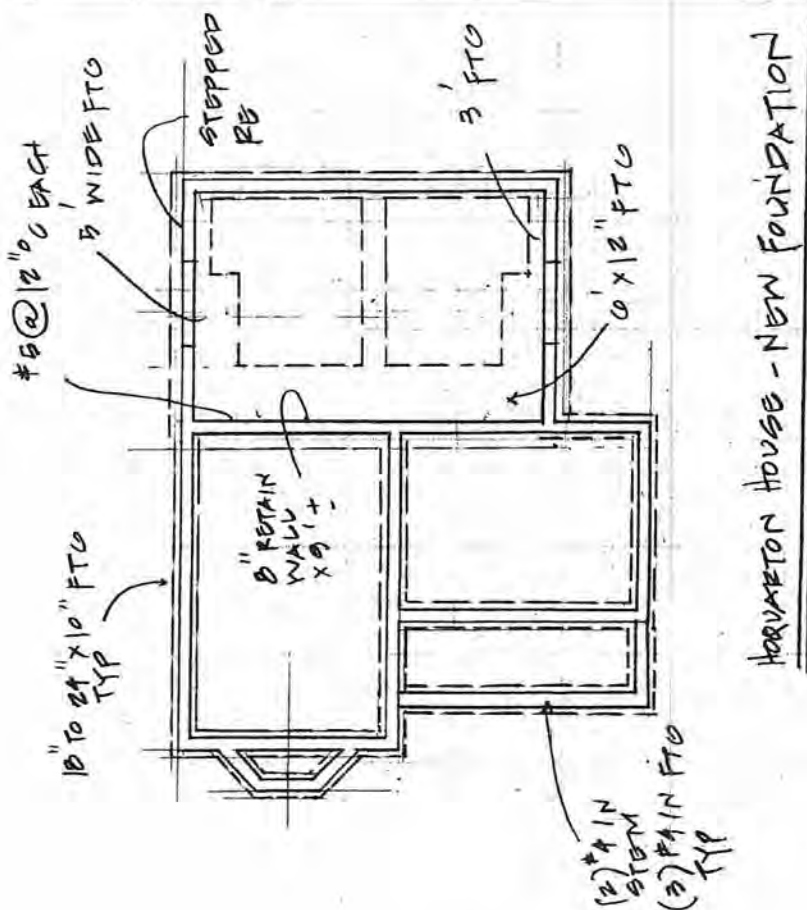
Stricker Engineering

14500 Old Condor Bridge Road • Cloverdale, Oregon 97112 • 503-392-3112 • Fax 503-392-3502

No _____ of _____ Pages

Date _____ Client _____ Job No _____

By _____ Chk _____ Project _____





TILLAMOOK HIGH SCHOOL
SCHOOL DISTRICT 9

2605 12th Street
Tillamook, OR 97141
tel: 503.842.2566

"Developing a sense of academic integrity and fellowship through pride, ownership, work ethic, embracing community, and respect."

Letter of Support:
Carlich House Renovation

Feb 13, 2012

To Whom It May Concern:

Hoquarton Slough has been an asset to the students of Tillamook School District # 9 for many years. Ten years ago, students from all levels of school began working with the TEP and the Holden Creek Advisory Committee to restore the Hoquarton Park. An entry kiosk was installed that details the early history and importance of Hoquarton Slough to the Tillamook Indians and later to the settled town of Tillamook as a shipping port. Additional information regarding the historical significance of this dock and location to the early town of Tillamook can be found in the Pioneer Museum.

Since the beginning of this project a group of local historians have worked to include the historical Carlich house as part of Hoquarton Park. This idea has a lot of merit from the viewpoint of the natural resource program that unites all schools in Tillamook. This site, if moved into Hoquarton park, could be modified into a visitor education center as well as an education center for natural history education. The visitor education center could house archived displays from the Pioneer Museum, making Tillamook history more readily available to the public as well as to school children.

The Hoquarton natural history center, located in the basement formed by moving the structure, would house scientific equipment for sampling water quality, aquatic organisms as well as wetland habitat for use by schools throughout the week. A series of lessons and labs appropriate to specific grade levels could be developed so that teachers could easily use the site and equipment to demonstrate scientific concepts along with the techniques scientists use to verify those concepts. A training for teachers would be held annually to ensure proper use and care of equipment. The program could be overseen by the Natural Resource Education Coordinator for Tillamook School District # 9.

The Hoquarton natural history center could also be used for public education programs that emphasize the use and function of sloughs on scheduled weekends or during the summer months when tourism is at its peak. This location will become more accessible when Highway 101 is reconstructed and it should be considered an ecotourism destination. The house could be staffed by trained adults, but could be supplemented with high school students trained in popular ecotourism topics such as birding, kayaking, water creatures and Tillamook history.

There has always been a plan to expand the park to the north side of the slough with a footbridge. This would connect the park through the existing wetland to the community park that used to be Safeway. The Carlich house would then become a major feature in the park as visitors would choose to go there as a destination while visiting the park.

The addition of the Carlich house to existing Tillamook County history exhibits and natural resource education programs is extremely attractive. In addition the public would have the chance to gain a better understanding of slough function to the coastal landscape of the Oregon as they recreated in Hoquarton park.

Sincerely,

Clair Thomas
Natural Resource Education Director
Tillamook School District # 9.



The First Inhabitants of the Hoquarton

Archeological evidence suggests that native tribes lived in the forests and along the shores of Tillamook County at least 10,000 years before the arrival of the first white man.

Some historians estimate there may have been at one time as many as 15,000 natives living in our coastal area.

The Hoquarton Prairie, where the city of Tillamook now stands, was a large, ancient cedar grove.

Many generations of Tillamook Indians lived along the Hoquarton Slough, close to the trees that sustained their way of life.

The word "Horquarton" has been translated by various sources as "Cedar Grove," "North Prairie," or "The Landing."



Lumber Loading in the Slough

Small schooners came into the bay and were towed up the slough to the mill dock.

Here they were partially loaded with lumber and then towed back down the slough and into the bay for final loading.

The limited depth of water in the slough would not allow full loading so the balance of the deck load had to be scowed from the mill to the bay.



The Allen House

“The Allen House porch saw many and varied activities and its overspread gave shelter to man like a mother hen covers its chicks under her spreading wings

In the summertime when the little town was crowded with outsiders, the hotel was always filled to capacity; but when winter came again the roads were almost impassable and the boats were bar bound.

Many times it took the entire accumulation of summer finances to survive through the winter.”

❧ *Dr. Allen*

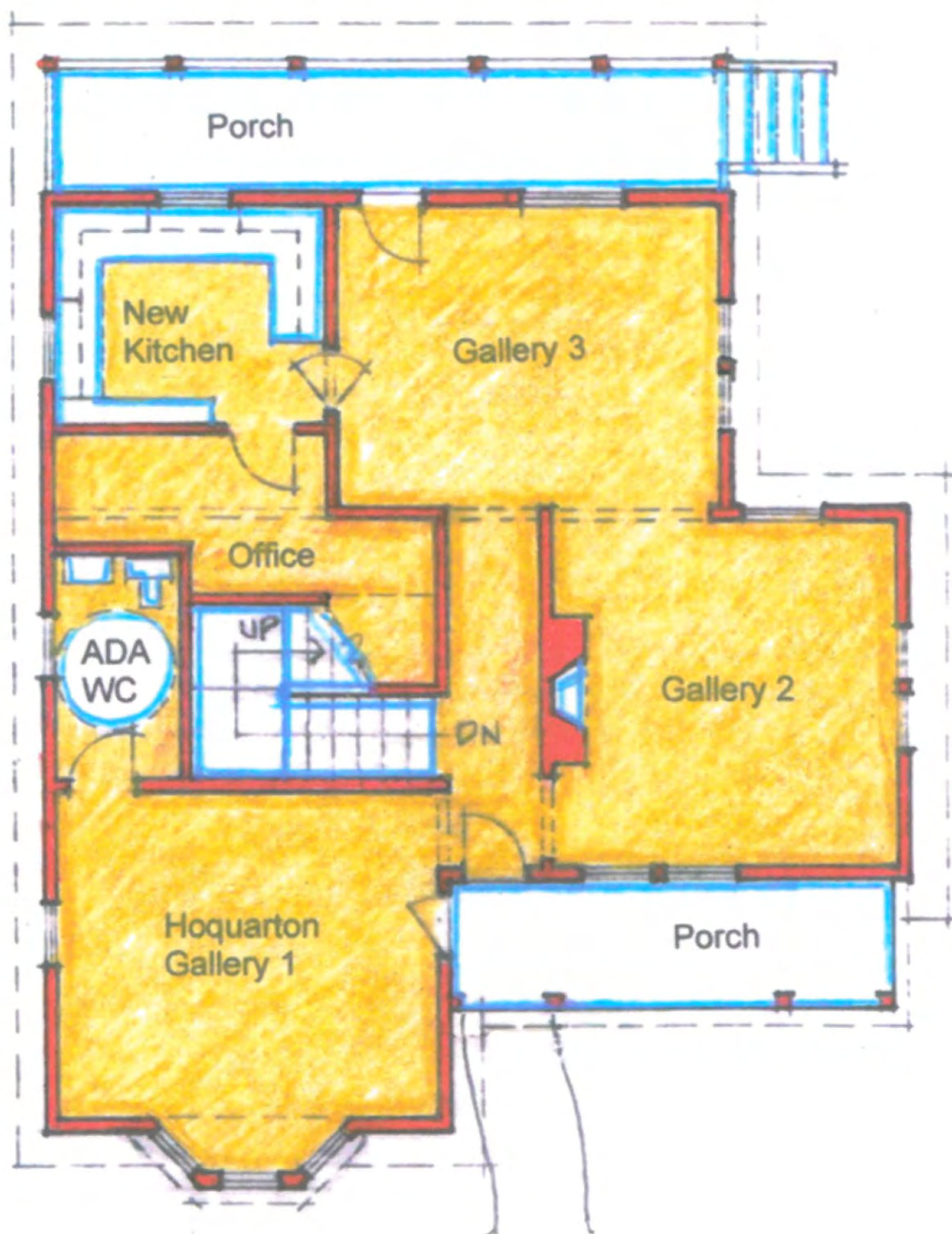


The Sue H. Elmore

The Sue H. Elmore was owned and operated by the
Elmore Packing Company of Astoria.

She was equipped with both an engine and a sail which was used to
speed up the trip and cut down on the expense.

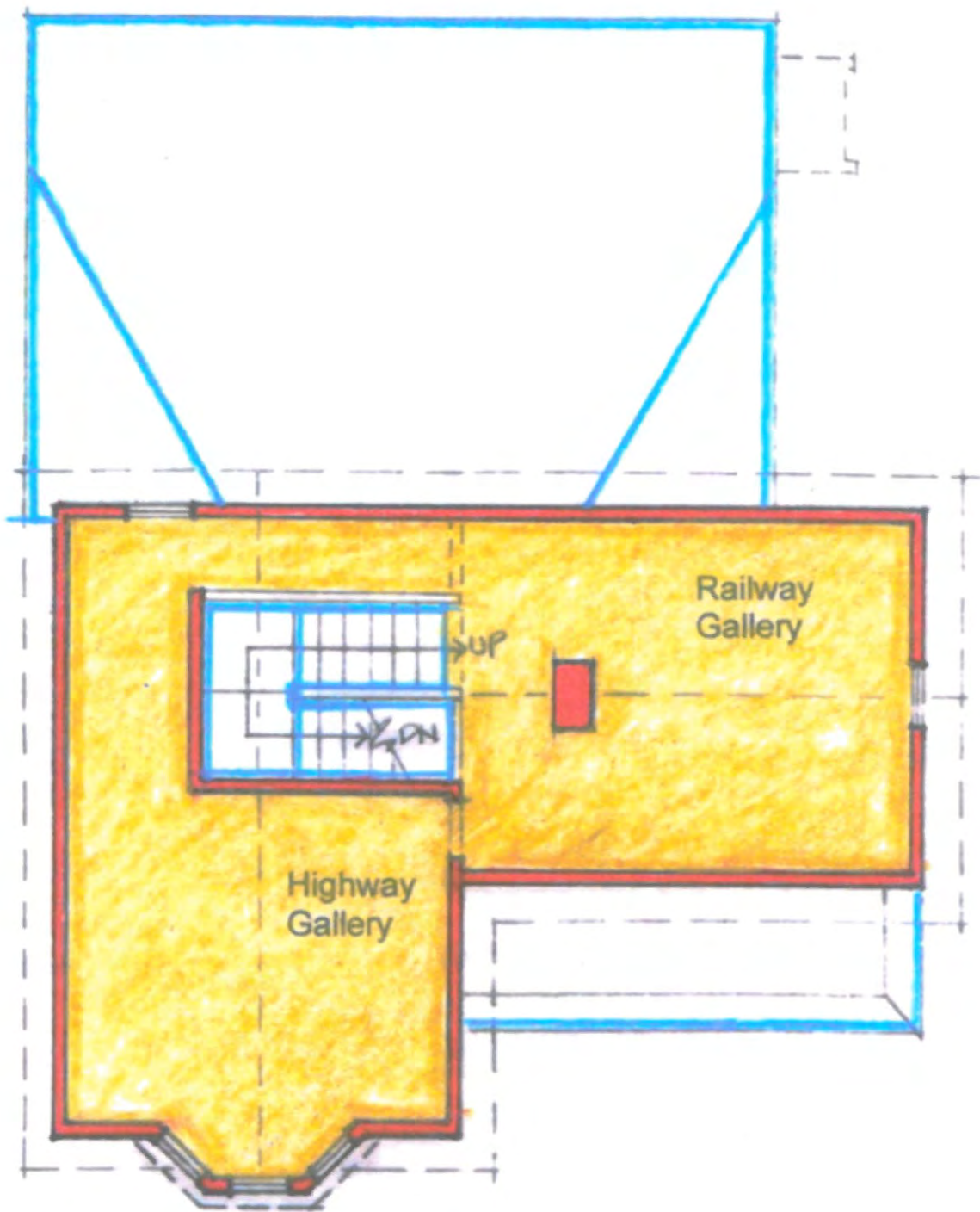
She was 100 feet long and had a twenty-four foot beam.



HOQUARTON MUSEUM, NEW 1ST FLOOR PLAN

01 5 10 20

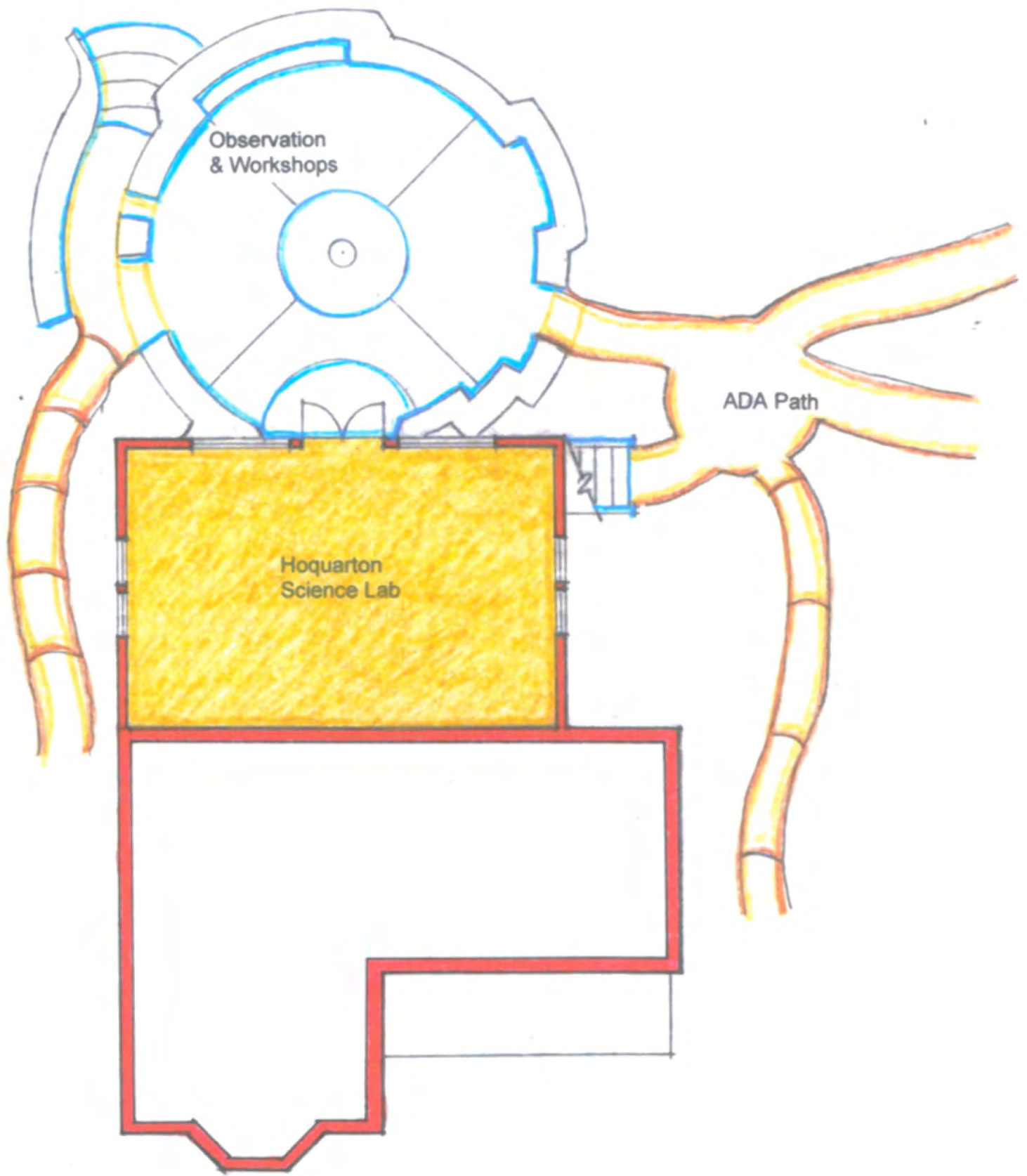




HOQUARTON MUSEUM, NEW 2ND FLOOR PLAN

0 1 5 10 20





HOQUARTON MUSEUM, NEW SCIENCE LAB

0 1 5 10 20





Hoguarton Museum Project. Relocation Plan w/ Existing Conditions



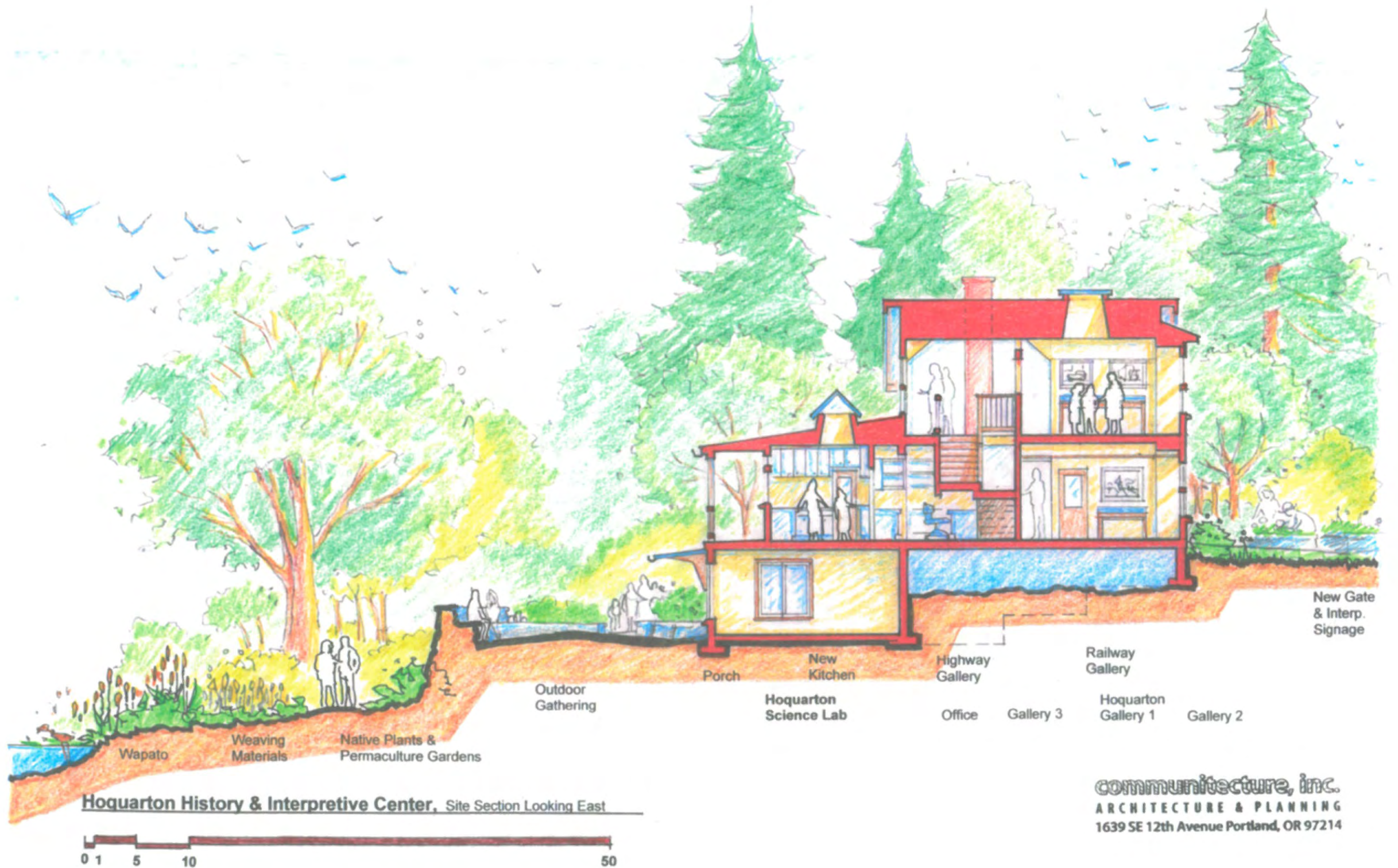


Hoquarton History & Interpretive Center. Site Plan w/ Areas, Paths, & Places

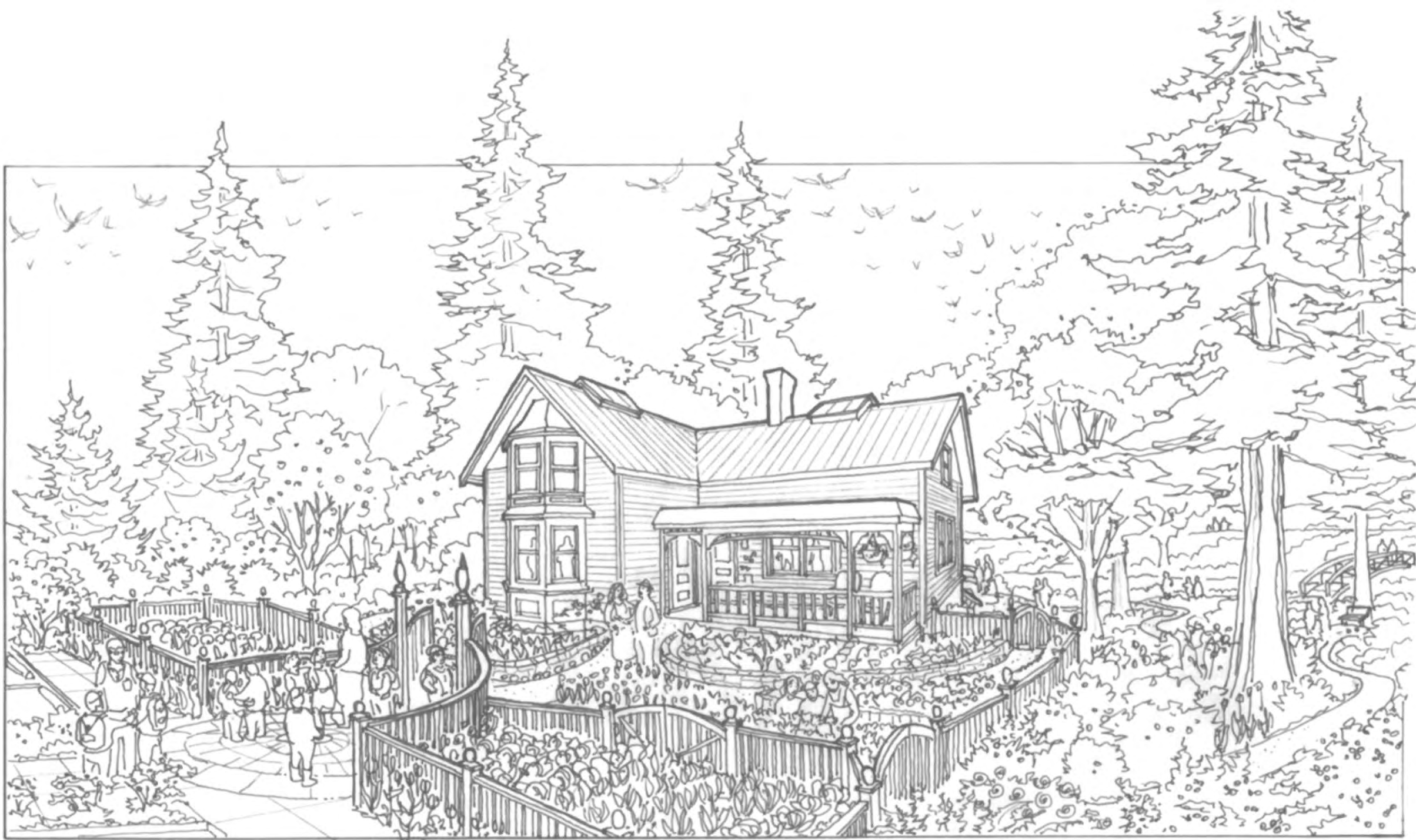
N



communitecture, inc.
ARCHITECTURE & PLANNING
1639 SE 12th Avenue Portland, OR 97214



communitecture, inc.
 ARCHITECTURE & PLANNING
 1639 SE 12th Avenue Portland, OR 97214



Hoguerton History & Interpretive Center, View Looking Northwest

RESOLUTION NO. 1625

**A RESOLUTION ADOPTING THE TOWN CENTER STREETSCAPE DESIGN FOR
THE CITY OF TILLAMOOK**

WHEREAS, the Tillamook Urban Renewal Agency Streetscapes Committee, the Tillamook Urban Renewal Agency Board of Directors, and the City Beautification Committee have recommended the attached Town Center Streetscape Design to the City Council; and

WHEREAS, the Town Center Streetscapes Design will be used to set the theme for future community development in the downtown area in order to enhance the economy of the city; and

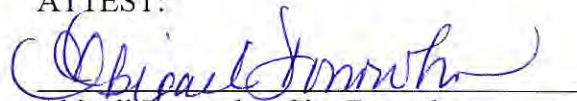
NOW THEREFORE, the City Council of the City of Tillamook hereby adopts the Town Center Streetscapes Design as attached in Exhibit A with the following implementation directives:

1. That the Planning Commission use this design as a basis for code revision; and
2. That the design be used as the guide for further design development for both the Tillamook Urban Renewal Agency 2nd Street Pilot project and other downtown projects such as ODOT's Hwy 101/US 6 project.

ADOPTED by the Tillamook City Council this 4th day of February, 2013.


Suzanne Weber, Mayor

ATTEST:


Abigail Donowho, City Recorder

TOWN CENTER STREETSCAPE DESIGN

2nd Street Pilot Program

Second St between Laurel Ave & Stillwell Ave is recommended as the Town Center Streetscape Design Pilot Program. This program will develop designs and characteristics for use on multiple east/west streets. The resulting designs should also be used by ODOT in their design work for the north/south US 101 couplet which commences winter 2013 and for the reconstruction of Highways 101 & 6 in 2015-2016.

The Second St Pilot Program would be divided into three phases:

Phase I: *Design & approval of streetscape concepts and typicals*

Phase II: *Design development & lower cost initial projects*

Phase III: *Higher cost projects*

In Phase I architectural/street characteristics are developed considering Tillamook's historical qualities and present needs. Phase II contains the easy-to-do, inexpensive, 'low-hanging fruit' and Phase III the more expensive, capital projects.

PROPOSED PILOT
PROGRAM AREA



Tillamook Town Center Plan
image credit: OTAK

PHASE I – STREET CONCEPTS AND TYPICALS

CONCEPT STATEMENT:

The Tillamook Town Center Streetscape Standards are inspired by the look and feel of Tillamook in the 1930s and 1940s, but introduce contemporary street infrastructure improvements. Consequently, the town center experience will evoke Tillamook in its heyday while remaining relevant to contemporary needs. The city is often identified by its connection to the dairy industry, therefore the plan seeks to also actualize the local legacy of creativity and forestry. The goal of this effort is to achieve a lively and inviting environment, which authentically reflects the welcoming character of the city.



Historic Tillamook

GENERAL DESCRIPTION:

The streetscape standards preserve existing historical elements and specify a number of character-building features: historically inspired furnishings, soft “pops” of color, use of local wood, and richly textured materials that patina well. The standards also improve wayfinding, reduce visual clutter, and promote street safety.

TYPICALS:

SIDEWALK ZONES

The Tillamook Town Center Plan establishes sidewalk zones: ***Building Front Zone, Through Zone and Furnishing Zone***. The Pilot Program specifies the boundaries for these zones and which features shall be located in each zone:

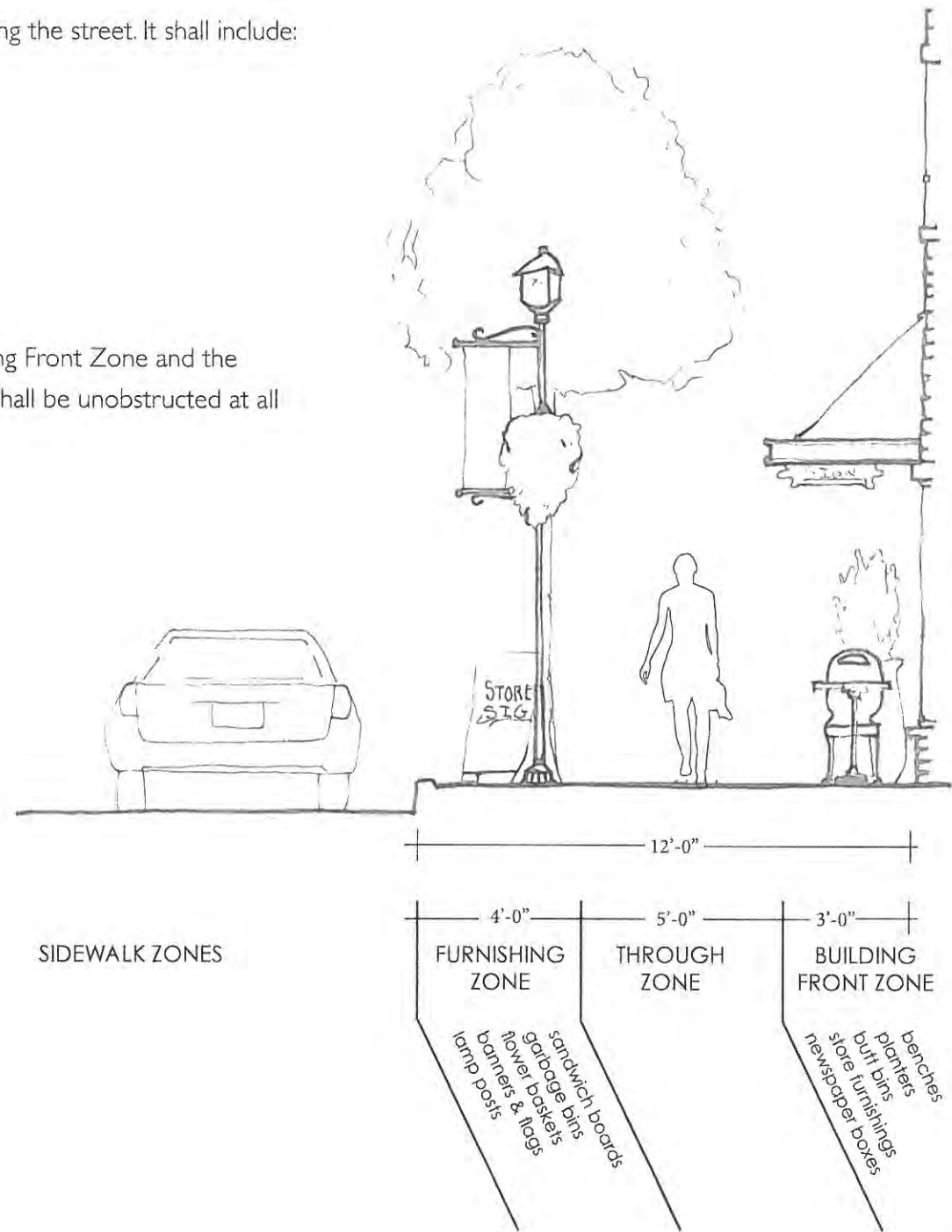
Building Front Zone is defined as a 3' strip of sidewalk directly in front the building facade. It shall include:

- Newspaper boxes
- Groupings of standard planters, benches
- Business owned furnishing
- Butt bins

Furnishing Zone is defined as a 4' strip of sidewalk abutting the street. It shall include:

- Garbage bins
- Sandwich boards
- Season/event banners
- Hanging flower baskets
- Street Lamps
- Street and traffic signs

Through Zone is defined as a 5' strip between the Building Front Zone and the Furnishing Zone. It is solely for pedestrian passage and shall be unobstructed at all times.



INFRASTRUCTURE

- Preservation of existing stamped curbing with old street names on street corners
- Retain existing curb extension across Main Ave at 2nd St (without integrated plantings); construct extensions in other key locations for ease and safety of pedestrian crossing; consider turning radii and lane widths for trucks
- Burnt red colored and stamped asphalt crosswalks across 2nd street
- Paint fire hydrant barrels chrome yellow with caps to be color coded as required by National Fire Protection Association (NFPA)
- Standard sidewalk design: 2' strip of concrete pavers parallel to curb edge for ease of underground utility access; standardized concrete surface treatment including a scoring pattern compatible with the pavern design
- Underground water for hanging flower baskets and electric for lamp posts and seasonal lights
- Retain the two concrete poles aligned across from each other at the northeast and northwest sides of 2nd St and Main Ave, outfit the poles to support cross highway banners
- Relocate the remaining four poles on 2nd St: locate two poles on either south side of 2nd St and Pacific Ave; the remaining two poles shall be relocated to mark another city gateway
- All traffic control and guidance structures painted black to coordinate with other streetscape furnishings

PUBLIC ART PROGRAM

- Public art program including
 - o Street sculptures
 - Flush, no-trip attachment system in sidewalks for public sculpture installation
 - o A mural program that encourages content inspired by local history and quilting traditions
 - o A window painting program, targetting vacant storefronts



Example street sculptures, Beijing, China



Mural content may compliment the Tillamook County Quilt Trail



Example no-trip Base Portland, OR



Existing garbage bins

FURNISHINGS AND SIGNAGE

- Low maintenance, durable street screens to continue the street wall and shield pedestrians from parking lots
- Low maintenance, durable dumpster screens for dumpsters abutting sidewalks
- Standard black powder-coated garbage bins: Timberform 2834- AT Ash/Dome Top (or comparable); 10 bins have already been purchased and installed in the city by TURA
- Standards for business-owned furnishings in the Building Front Zone (to be developed by TURA)
- Standardized sign poles in 4" black powder coated steel with flush no trip bases (for ease of replacement) and base covers with a minimum 4" height
- Locate and group signage so visual clutter is minimized and clarity to travelers is maximized
- Standardized traffic and street signs inspired by the historic street signs
- Accepted tree program compliant with Town Center Plan: specify trees on the north side of the street and shrubs or no plantings on the south side of the street; tree canopy at a minimum of 10'; 2'- 6" to 3'-0" tree trunk set back from street;
- Bike racks installed along the Tillamook Bike Routes
- Required covers for meters located along the street wall; to comply with PUD standards
- Standard Street Lamp
 - o Post: minimum of 5" diameter; fluted with black finish
 - o Base Cover: minimum of 18" high, fluted with black finish
 - o Arms for season/event banners and hanging flower baskets
 - o Luminaire: black finish
 - Acorn style with lid and finial
 - o Integrate electrical outlets for seasonal lights and underground water line for flower baskets
- Blade signs, projecting & marquee signs and sandwich boards
 - o Subject to city-approved standards approved by the Beautification Committee
 - o Encourage use of locally/regionally-made wood signs or aesthetically comparable material



Example Luminaire: Acorn style with Lid and finial



Planter Shape: Round



Planter Shape: Half-Round

o Incentivized through a program where UR offers to pay for such signs
(similar to existing blade sign program)

- Standard butt bins in key locations
- Overhang standards specifying that all new or replacement awnings/overhangs must be marquee style
- Restrictions on obstructing or covering mezzanine windows
- Develop banner design(s) and standards approved by the Beautification Committee; allow seasonal and event banners through an approval process
- Investigate options for a horizontal banner(s) and/or sign(s) across Main Ave and Pacific Ave; explore ODOT acceptance of an overhanging sign similar to the historic "Netarts, Oceanside Beaches" sign

Standard pairings of the following may be privately sponsored. This sponsorship can be commemorated with a standard plaque mounted on the bench, and/or planter (if feasible)

- Concrete round or half-round planters with integral color; minimum 20" in height, color options selected by the Beautification Committee
- 5' -6' exterior wood benches with black cast iron or aluminum sides

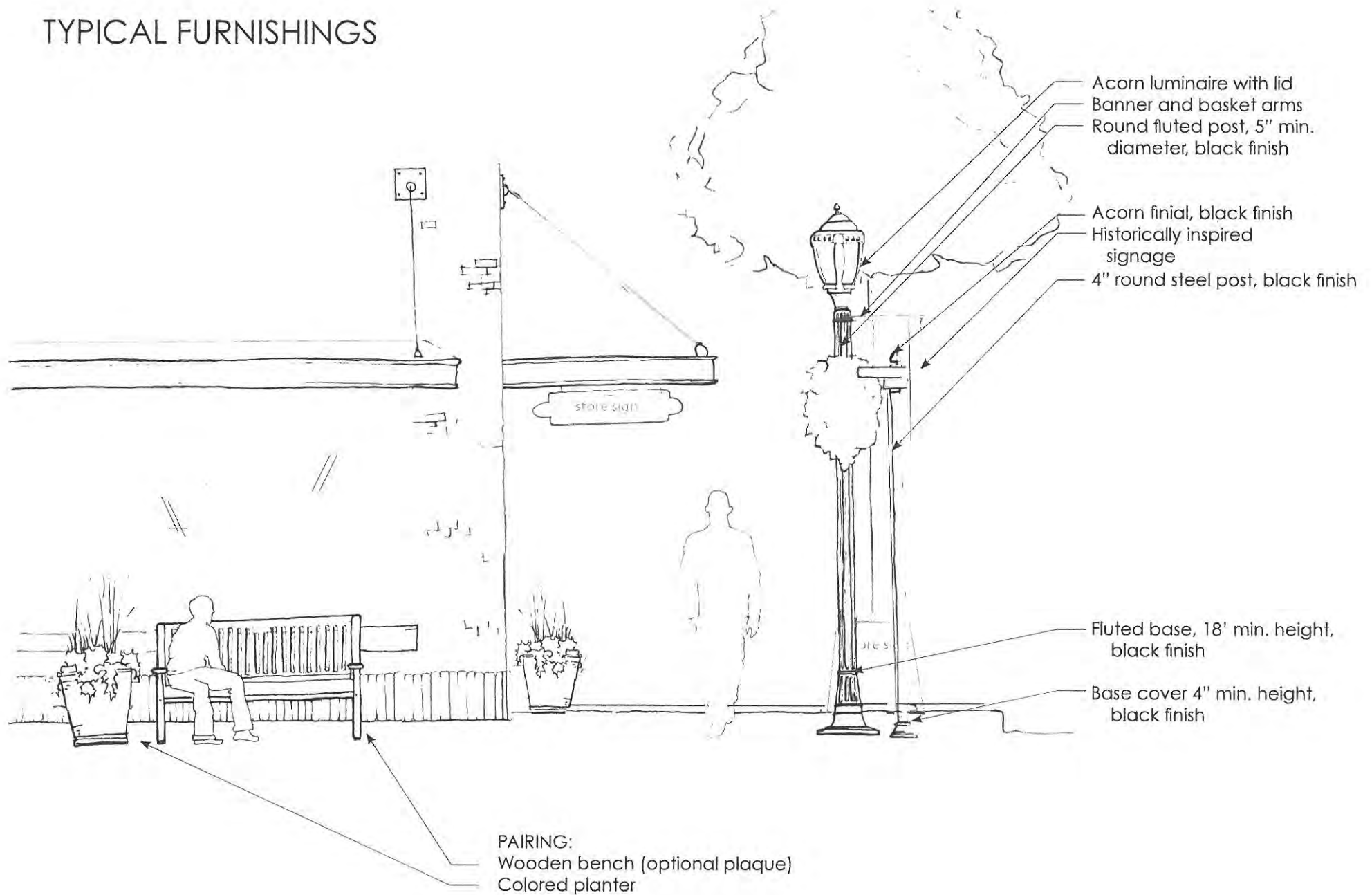


Example Horizontal Marquee Awning: Orenco Station, Oregon

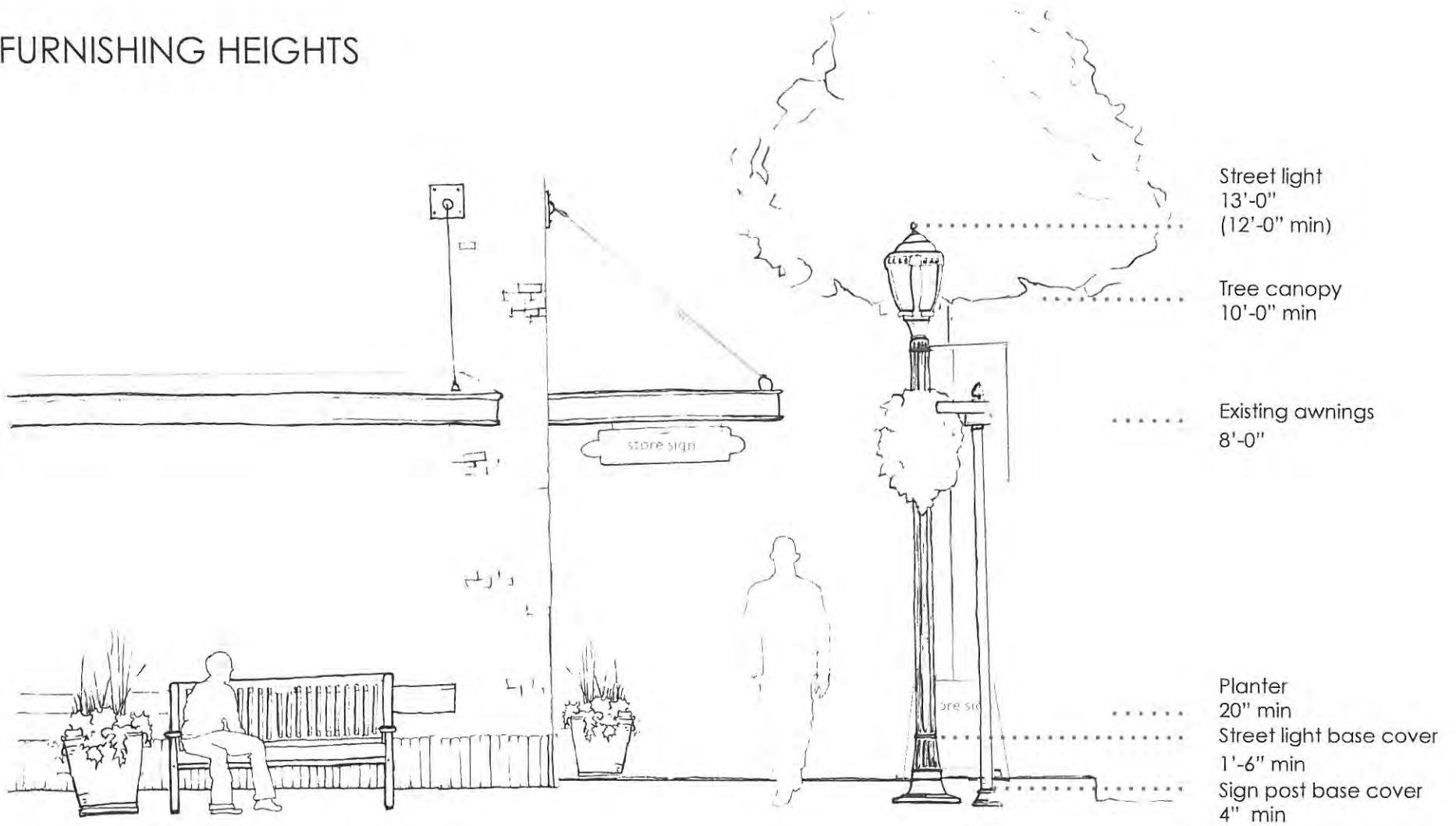


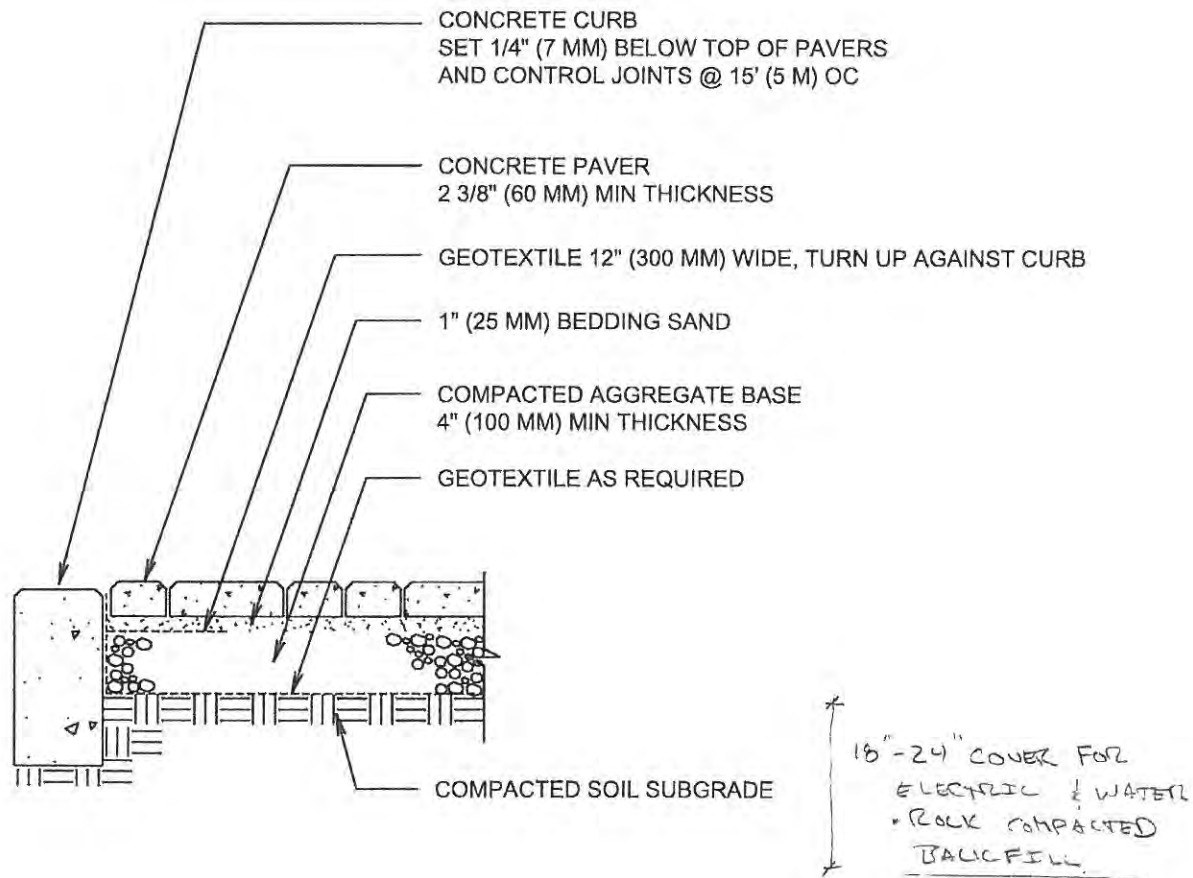
Example Bench: Exterior wood bench with cast aluminum sides

TYPICAL FURNISHINGS



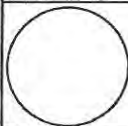
FURNISHING HEIGHTS





NOTE:

1. THICKNESS OF BASE WILL VARY WITH SUBGRADE CONDITIONS AND CLIMATE.
COLDER CLIMATES MAY REQUIRE THICKER BASES.
2. CONSULT ICPI TECH SPEC 2 FOR GUIDELINES ON SPECIFICATIONS
FOR BASE MATERIALS, SUBGRADE SOIL AND BASE COMPACTION.



PATIO / SIDEWALK / PLAZA
ON COMPACTED AGGREGATE BASE

DRAWING NO.

ICPI-16

SCALE

F.S.

Memorandum



To: Chairman Decker and TURA Board of Directors
From: Debbi Reeves, Executive Assistant
Date: 4/8/2013
Re: TURA Projects, Costs, and Finances

Chair Decker and I have had a lengthy conversation about TURA projects and budgeting and we feel this needs full board consideration.

Below is a list of the projects we discussed, potential timeframe for the projects, and possible costs:

Fiscal Year 2013-2014:

Building purchase	\$150,000
Streetscapes Pilot Project	\$300,000
Todd Bouchard Façade Grant	\$ 50,000
Carlich House Grant	\$ 50,000
Sunseri's Dutch Mill	\$ 50,000

Fiscal Year 2014-2015:

Streetscapes Pilot Project	\$300,000
IOOF Building Improvements	\$100,000

Fiscal Year 2015-2016:

ODOT Project	\$500,000
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Fiscal Year 2016-2017:

3 rd Street Improvement - Phase II	\$500,000
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These projects listed above are only the projects we know about, have thought could happen, and could request TURA involvement. There are bound to be others that pop-up. Also, one other thing to keep in mind is TURA spends approximately \$90,000 in

April 8, 2013

annual overhead costs. Currently, TURA has an annual loan payment of approximately \$170,000 with Columbia State Bank therefore we would need to keep approximately \$250,000 on hand for these two budget lines.

With this said, the full Board needs to consider the priority of projects for the next few years. Tillamook City is in a state of flux for several years as 3rd Street improvements are completed, Hwy. 6 is completed and the ODOT Intersection projects begin tentatively in 2015 and goes through 2017.

In order to fund the projects listed above TURA will need to borrow. We have been in touch with TLC Federal Credit Union and they are willing to work with TURA for whatever comes up.

Dianne Burkhart from TLC and I have been working on different scenarios for the Board to consider. Attached is a quote for annual payments on several different loan amounts. She and I both agree that TURA should do as they have done before and establish Line of Credit (LOC) loans for each larger project as they come up and then TLC will disburse on those LOC's as needed. In this way the auditors are happy that project funds are not being co-mingled and TURA is happy they are not paying interest until funds are borrowed.

At this time TURA is looking to refinance the Columbia State Bank loan for a lower interest rate and eliminate the reserve fund requirement of \$150,000. The payoff for the Columbia Bank loan would be approximately \$1,560,000 which includes principal, interest and a penalty. The penalty is a 2% fee of the principal which Paul Wyntergreen explained at the workshop and would be accessed by Columbia for 2 more years even if TURA were to look at payoff at a later date. With the TLC interest rate at .625% less than Columbia it still benefits TURA to refinance even with the penalty.

The next thing for the board to consider is the first annual payment to TLC, should they decide to refinance. TLC is giving TURA the option to make a payment this fiscal year or wait until next fiscal year. Of course by waiting a year the payment goes up because of deferring the interest for a year. The flip side to that is the funds are available for projects during the 2013-2014 year.

I know this is a lot for the Board to consider and if you decide to wait for Paul to return from vacation to make a decision I

April 8, 2013

fully understand. He may have some other ideas that Carolyn or I have not considered.

If you feel you would like to move forward with TLC we would need a motion to refinance the Columbia State Bank loan with TLC Federal Credit Union for \$1,500,000 plus interest and penalty for 12 years and instruct the Chairman and the Vice Chairman to sign the necessary documents.

In addition, if you would like to move forward to establish any LOC's for potential projects the same kind of motion would need to be made for each LOC. TLC requires the motion contain the amount of funding requested, the purpose of the loan, and the authorized signers.

I am here to answer any questions. Thank you.

Debbi



March 27, 2013

To: Tillamook Urban Renewal Agency
Attn: Debbi Reeves

From: Dianne Burkhardt, Senior EVP

Re: Approx Loan Payment Quotes

The following are approximate *annual* payments for borrowing \$1,700,000, \$300,000 and \$150,000 at 3.125% for twelve (12) years. I am including quotes for payments to begin in 2013 or in 2014. All estimated payments include principal and interest.

If annual payments begin June 1, 2013

Principal Loan Amount	Term	Est Annual Pmts
\$ 1,700,000 @ 3.125% APR	12 years	\$ 167,800
\$ 300,000 @ 3.125% APR	12 years	\$ 29,600
\$ 150,000 @ 3.125% APR	12 years	\$ 14,800

If annual payments begin June 1, 2014

Principal Loan Amount	Term	Est Annual Pmts
\$ 1,700,000 @ 3.125% APR	12 years	\$ 173,300
\$ 300,000 @ 3.125% APR	12 years	\$ 30,600
\$ 150,000 @ 3.125% APR	12 years	\$ 15,300

Annual payments would be about the same "if" TURA decides to take out one (1) loan (instead of 3) for a total of \$2,150,000.

Please take a look at the information and if you or anyone from Tillamook Urban Renewal Agency (TURA) has any questions, please feel free to contact me at (503) 842-7523 ext 1133 or at dburkhardt@tlcfcu.org.

Tillamook Branch
PO Box 160
Tillamook, OR 97141-0160
tlcfcu@tlcfcu.org
(503)842-7523
(503)842-6770 fax

Astoria Branch
85 W. Marine Dr
Astoria, OR 97103
tlcfcu@tlcfcu.org
(503)325-2538
(503)325-2540 fax

Seaside Branch
PO Box 800
Seaside, OR 97138-0800
tlcfcu@tlcfcu.org
(503)738-0957
(503)738-9317 fax

Lincoln City Branch
2004 NW 36th Street
Lincoln City, OR 97367
tlcfcu@tlcfcu.org
(541)994-9889
(541)994-9285 fax

Newport Branch
PO Box 1630
Newport, OR 97365
tlcfcu@tlcfcu.org
(541)265-8182
(541)265-8513 fax

The Tillamook Urban Renewal Agency (TURA) Board of Directors approved a motion at their March 13, 2013 meeting to suspend the acceptance of any new applications for their Façade Grant Program, Grant-Loan Program, or Blade Sign Program. This is being done for a short period of time while the board implements a revised process for application acceptance, annual budgeting, and project priority.

The Tillamook Urban Renewal Agency was formed in 2006 and TURA began accepting applications and working on projects in 2009. Since that time there have been numerous projects, both large and small. A list of completed projects TURA has assisted with are shown in the chart below. TURA is funded by a percentage of the tax revenues collected from eleven contributing districts and the life expectancy of an urban renewal district is 25 years.

To learn more about the operations and objectives of TURA you can find the TURA Plan and the Report on the Plan on the City of Tillamook website at www.tillamookor.gov/urbanrenewal.html or by calling City Hall at 503-842-2472.

Tillamook Urban Renewal Agency Project List – 2009-2013

Beginning Date	Project	Description
October-2009	Janac IOOF Building -206 Main Avenue	Building Renovation
October-2009	Kimmel Property Purchase – 1 st & Stillwell	Land Purchase
November-2009	Schmidt Property – Douglas Avenue	Environmental Costs
December-2009	Cameron Property Purchase – 1 st & Ivy	Land Purchase
July-2010	Streetscapes Project – Town Center	Trash Cans
July-2010	FEMA Map Appeal	Map Appeal
August-2010	3rd Street Improvement Project	Engineering & Design
October-2010	Tom Connaughton – Diamond Art Jewelers	Façade Grant
January-2011	1st Street Parking Lot	Parking Lot Construction
January-2011	City Hall Project – 210 Laurel Avenue	City Hall Doors
September-2011	Quilt Trail Brochures	Brochure Costs
September-2011	Marilyn Saito - Beals Building	Façade Grant and Loan
January-2012	Goodspeed Park Project	Playground Equip
February-2012	Nick Petersen & Keith Thompson – 10 Stillwell Avenue	Façade Grant
April-2012	Steve Kershaw Grant – Building at Main & 2nd	Façade Grant
May-2012	3rd Street Improvement Project	Construction
October-2012	Tillamook Elks Lodge – 1907 3 rd Street	Façade Grant
October-2012	Tillamook County Pioneer Museum	Façade Grant
October-2012	George & Carol Langlois - Tillamook Apartments	Façade Grant
November-2012	Tillamook County & City of Tillamook	Old Safeway Site Improvements
December-2012	David & Sandra Dixon – 1802 1 st Street	Facade Grant
February- 2013	Pelican Brewing Company	Grant and Loan (in process)